

**PLANNING COMMITTEE**  
**18 JULY 2018**

Minutes of the meeting of the Planning Committee of Flintshire County Council held at County Hall, Mold on Wednesday, 18 July 2018

**PRESENT: Councillor David Wisinger (Chairman)**

Councillors: Marion Bateman, Sean Bibby, Chris Bithell, Derek Butler, David Cox, Adele Davies-Cooke, Ian Dunbar, Carol Ellis, David Evans, Veronica Gay, Patrick Heesom, Dave Hughes, Kevin Hughes, Christine Jones, Richard Jones, Richard Lloyd, Billy Mullin, Mike Peers, Neville Phillips and Owen Thomas

**ALSO PRESENT:** The following attended as local Members:

Councillor Arnold Woolley - for Agenda Items 6.1 (058237) and 6.2 (057056)

Councillor Sian Braun - for Agenda Item 6.3 (058304)

Councillor Dennis Hutchinson - for Agenda Item 6.4 (058212) - deferred

Councillor Cindy Hinds - for Agenda Item 6.7 (057388) – deferred

**IN ATTENDANCE:**

Chief Officer (Planning, Environment & Economy); Development Manager; Service Manager - Strategy; Team Leader - Planning; Senior Planners; Senior Engineer - Highways Development Control; Senior Minerals & Waste Officer; Senior Solicitor; Overview & Scrutiny Facilitator and Democratic Services Officer

**14. DECLARATIONS OF INTEREST**

Councillor Dennis Hutchinson declared a personal and prejudicial interest on agenda item 6.4 and advised that he had been granted dispensation from the Standards Committee to speak as a local Member on agenda item (058212).

Councillor Richard Lloyd declared a personal and prejudicial interest on agenda item 6.1 (058237) as the applicant was a customer of his and said he would leave the room prior to debate and vote on the application.

Councillor Sean Bibby declared a personal and prejudicial interest on agenda item 6.3 (058304) and agenda item 6.8 (058310) as he was the Vice-Chair of the North East Wales Homes Board and said he would leave the room prior to debate and vote on the application. Councillor Bibby also declared he had formally objected and provided assistance to local residents in objecting to application 6.6 (058282). He advised that he would speak for three minutes and leave the room prior to debate and vote on the application.

Councillor Ian Dunbar declared a personal and prejudicial interest on agenda item 6.1 (058237) as the applicant was a close friend. He also declared a personal and prejudicial interest on agenda item 6.4 (058212) as the applicant was a fellow Local Magistrate. He said that he would leave the room prior to debate and vote on both applications.

Councillor Dave Hughes declared a personal and prejudicial interest on agenda item 6.1 (058237) as the applicant was a close friend and said that he would leave the room prior to debate and vote on the application.

#### 15. **LATE OBSERVATIONS**

The Chairman allowed Members an opportunity to read the late observations which had been circulated at the meeting and were appended to the agenda on the Flintshire County Council website:

<http://committeemeetings.flintshire.gov.uk/ieListDocuments.aspx?CId=490&Mid=4148&LLL=0>

#### 16. **MINUTES**

The draft minutes of the meeting on 20 June 2018 were submitted and confirmed as a correct record.

#### **RESOLVED:**

That the minutes be approved as a true and correct record and signed by the Chairman.

#### 17. **ITEMS TO BE DEFERRED**

The Chief Officer (Planning, Environment & Economy) advised that the following item was recommended for deferral to allow the developer to clarify the ownership of land for the proposed access:-

**Agenda Item 6.5 - Full application - Erection of 14 No. Dwellings and Associated Works at Within Cottage and Cheshire Lane, Alltami Road, Buckley (058229)**

The Chief Officer (Planning, Environment & Economy) referred to a letter which had been received prior to the start of the meeting from the Welsh Government Cabinet Secretary for Energy, Planning and Rural Affairs, copies of which had been circulated to Members. The letter instructed the Council to dis-apply paragraph 6.2 of TAN 1 with immediate effect. He therefore recommended that the following items be deferred to allow for the opportunity to re-consider the weight which had been attributed to the need to increase housing land supply in the overall planning balance:-

**Agenda Item 6.4 - Outline Application - Residential Development, Including Access, Open Space and All Associated Works at Woodside Cottages, Bank Lane, Drury (058212)**

**Agenda Item 6.7 Outline Application – Erection of up to 36 units of over-55 retirement housing, open space and associated infrastructure with details of site access at Rhos Road, Penyffordd (057388)**

Councillor Chris Bithell moved the deferral which was seconded and agreed by the Committee.

Councillors Patrick Heesom and Chris Bithell welcomed the instruction from the Cabinet Secretary for Energy, Planning and Rural Affairs and thanked officers for the work undertaken in this matter.

**RESOLVED:**

That agenda items 6.4 (058212), 6.5 (058229) and 6.7 (057388) be deferred to the next available meeting of the Committee for the reasons stated.

**18. REPORTS OF THE CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

**RESOLVED:**

That decisions be recorded as shown on the Planning Application schedule attached as an appendix.

**19. MEMBERS OF THE PUBLIC AND PRESS IN ATTENDANCE**

On commencement of the meeting, there were 56 members of the public and no members of the press in attendance.

(The meeting started at 1.00pm and ended at 4.26pm)

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**Chairman**

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**PLANNING COMMITTEE ON 18 JULY 2018**

<b>ITEM NO</b>	<b>TOWN/ COMMUNITY COUNCIL</b>	<b>SITE/PROPOSAL</b>	<b>THIRD PARTY SPEAKERS / ACTION</b>	<b>RESOLUTION</b>
058237	Buckley Town Council	Full Application - Erection of 435 Residential Dwellings and a 450 m2 Retail Unit at Spon Green Farm, Spon Green, Buckley.	On behalf of the applicant, Mr. N. Culkin spoke in support of the application.  Mr. J. Woolley spoke against the application.  Councillor A. Woolley, as Local Member, spoke against the application.	That planning permission be refused in line with the officer recommendation.
057056	Buckley Town Council	Outline Application for Residential Development at Megs Lane, Buckley.	Mr. M. Lewis spoke against the application.  Councillor A. Woolley, as Local Member, spoke against the application.	That planning permission be refused in line with the officer recommendation.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY SPEAKERS / ACTION	RESOLUTION
058304	Llanasa Community Council	Full Application - Residential Development for 41 No. Dwellings and Associated Gardens and Car Parking at Nant y Gro, Prestatyn.	On behalf of the applicant, Mr. S. Jones spoke in support of the application.  Ms. K. James spoke against the application.  Councillor S. Braun, as Local Member, spoke in support of the application.	That planning permission be granted subject to the conditions set out in the report and in line with the officer recommendation.
058212	Buckley Town Council	Outline Application - Residential Development, Including Access, Open Space and All Associated Works at Woodside Cottages, Bank Lane, Drury.		DEFERRED
058229	Buckley Town Council	Full Application - Erection of 14 No. Dwellings and Associated Works at Within Cottage and Cheshire Lane, Alltami Road, Buckley.		DEFERRED
058282	Shotton Town Council	Change of Use from C3 (Dwellings) to C4 (House of Multiple Occupation) at 15 Bridge Street, Shotton.	Councillor S. Bibby, as Local Member, spoke against the application.	That planning permission be granted subject to the conditions set out in the report and in line with the officer recommendation.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY SPEAKERS / ACTION	RESOLUTION
057388	Penyffordd Community Council	Outline Application – Erection of up to 36 units of over-55 retirement housing, open space and associated infrastructure with details of site access at Rhos Road, Penyffordd.		DEFERRED
058310	Penyffordd Community Council	Full Application - Erection of 24 No. Dwellings and Associated Gardens and Car Parking at Land West of Greenwood Grange, Chester Road, Dobshill.	On behalf of the applicant, Mr. S. Jones spoke in support of the application.	That planning permission be granted subject to the conditions set out in the report and in line with the officer recommendation.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY SPEAKERS / ACTION	RESOLUTION
058270	Connah's Quay Town Council	Construction and Operation of a Waste Management Facility for the Management of Municipal, Commercial and Industrial Waste, Comprising: a Waste Reception Hall with Ground Level Pit Tipping Area, Sorting Hall with Associated Equipment for Separation and Processing, a Refused Derived Fuel (RDF) Hall, Control Room, Electrical Room and Workers' Facilities, Anaerobic Digestion Tank Farm and Associated Infrastructure on Land off Weighbridge Road, Deeside Industrial Estate.	On behalf of the applicant, Mr. D. Green spoke in support of the application.	That planning permission be granted subject to the conditions set out in the report and in line with the officer recommendation, so long as, in the opinion of the Chief Planning Officer (Planning, Environment and Economy), no new material issues are raised by Connah's Quay Town Council on the 31 <sup>st</sup> July. In the event that, in the opinion of the Chief Officer (Planning, Environment and Economy) new material issues are raised by the 7 <sup>th</sup> August, 2018 by Connah's Quay Town Council, the application would be reported back to Planning Committee.